

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Historic Planning Commission

FROM: Curtis Hindman, Interim Community Development Director

DATE: March 13, 2023

RE: 114 Horseshoe Bend
Application for Certificate of Appropriateness
Proposed New Home

The City of Senolia received an application for Certificate of Appropriateness at the above referenced address.

APPLICANTS REQUEST:

The applicant is proposing to build a new home on an existing vacant lot.

ADMINISTRATORS REPORT:

The existing zoning for the above referenced location is RH and the home as proposed meets the minimum setbacks.

The applicant has provided the application and supporting documentation for HPD review see attached.



Application for Certificate of Appropriateness

Date Received _____ Application No.: _____

Address of Subject Property: lot 2 Horseshoe Bend

Applicant: Martin Dodson Homes

E-Mail: tonney@martindodsonhomes.com

Applicant Mailing Address: 507 Toombs St,
Palmetto, Ga. 30268

Applicant Phone(s): _____

Applicant's relationship to the owner: Owner _____ Architect: _____ Contractor/Builder X

Other _____

Owner(s): Martin Dodson Homes

E-Mail: tonney@martindodsonhomes.com

Owner(s) Mailing Address: 507 Toombs St.
Palmetto, Ga. 30268

Owner(s) Telephone Number: _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: _____

Nature of work (check all that apply):

New construction Demolition Addition Moving a building Other building changes

New accessory building Landscaping Fence/Wall Other environmental changes

Sign installation or replacement Other

Description of Work:

This is a new home to be built on lot 2
Horseshoebend. The architect is with Ginn and
it meets all of the HPC conditions and set
back requirements.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Applicant [Signature]

Date 2-10-23



TRINITY LAND SURVEYING
BOUNDARY - SUBDIVISION - ALTA / ACSM - TOPOGRAPHIC

**BOUNDARY SURVEY FOR
HARRIET SHARP, JENNIFER MARTIN,
FREDDA L. PHILLIPS & ANDREW LOWE
LOCATED IN LAND LOT 279
1st LAND DISTRICT
CITY OF SENOIA
COWETA COUNTY, GEORGIA
FEBRUARY 7, 2023**

MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
207 WOLF CREEK DRIVE
AMERICUS, GA 31719
(229) 942-5923

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

**SURVEYOR'S CERTIFICATION (iii)
RETRACEMENT SURVEY**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

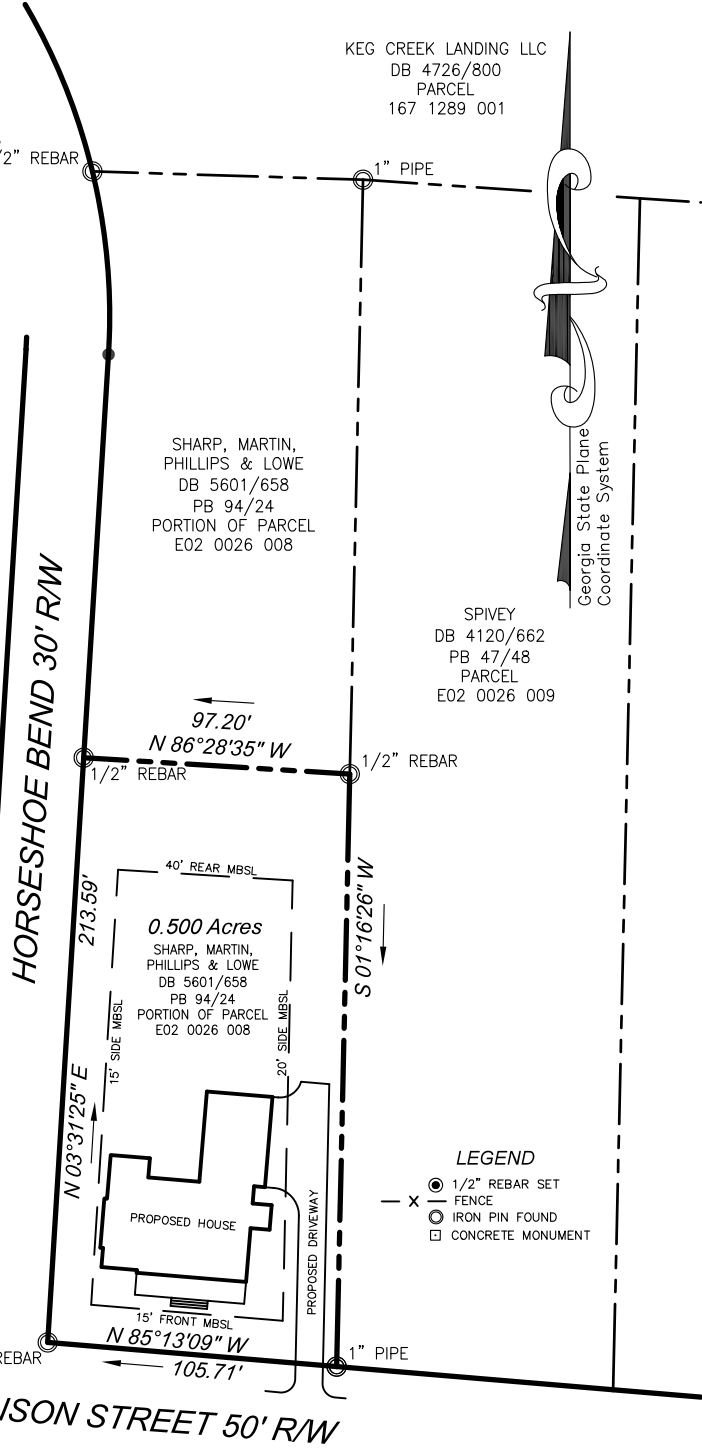
Matthew S. Johnson
MATTHEW S. JOHNSON GA RLS #2868

This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plat were obtained by using Carlson BRX6+ base and rover GPS receivers, in combination with a TOPCON QS-3 ROBOTIC TOTAL STATION. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plat was calculated for closure and is found to have a minimum plat closure of one foot in 97,107 feet. The field survey was completed on 12/12/2022.

KEG CREEK LANDING LLC
DB 4726/800
PARCEL
167 1289 001

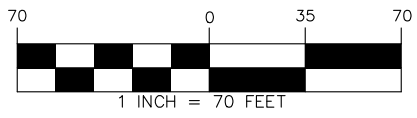
SPIVEY
DB 4120/662
PB 47/48
PARCEL
E02 0026 009

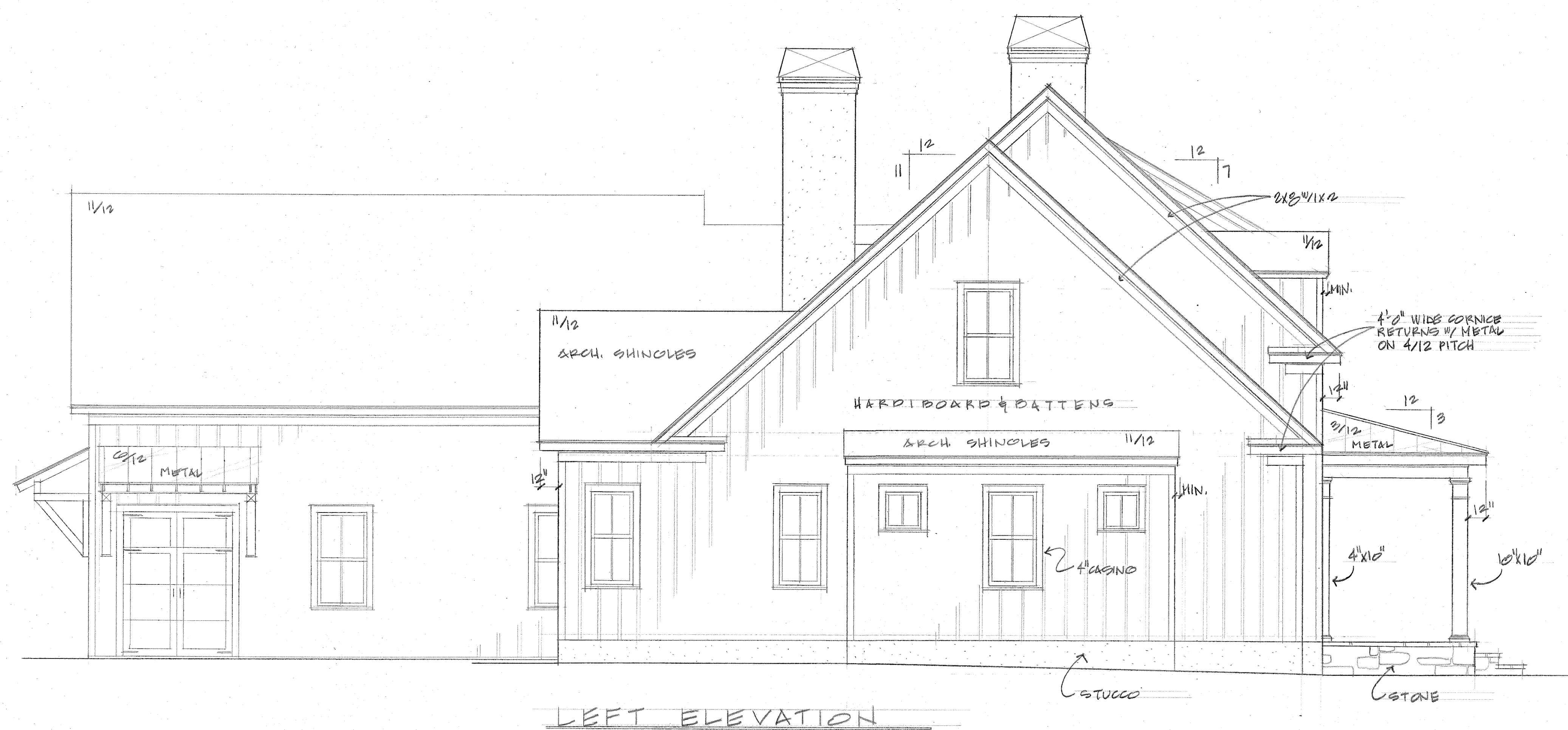
SHARP, MARTIN,
PHILLIPS & LOWE
DB 5601/658
PB 94/24
PORTION OF PARCEL
E02 0026 008



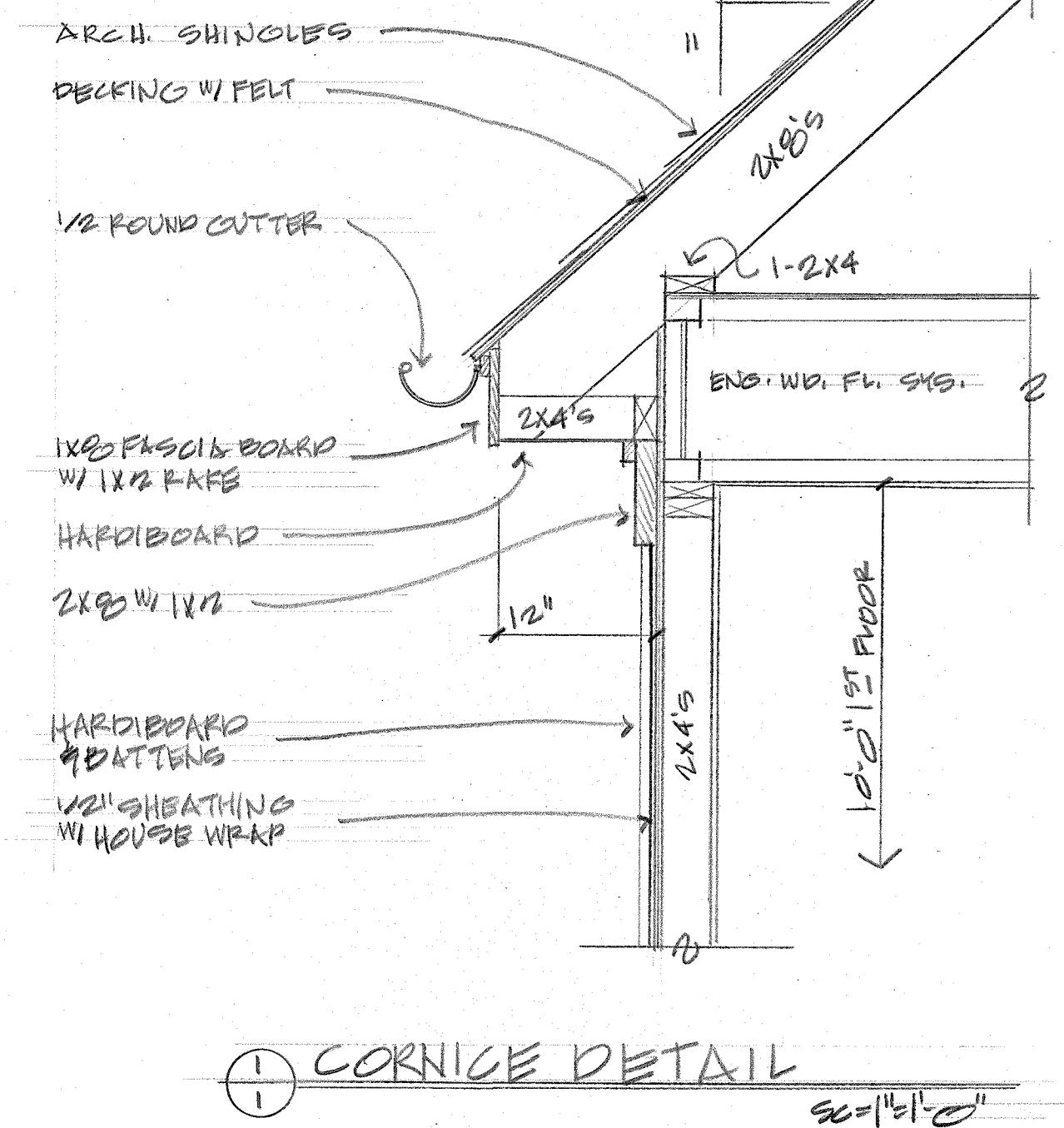
LEGEND

- 1/2" REBAR SET
- X - FENCE
- IRON PIN FOUND
- CONCRETE MONUMENT

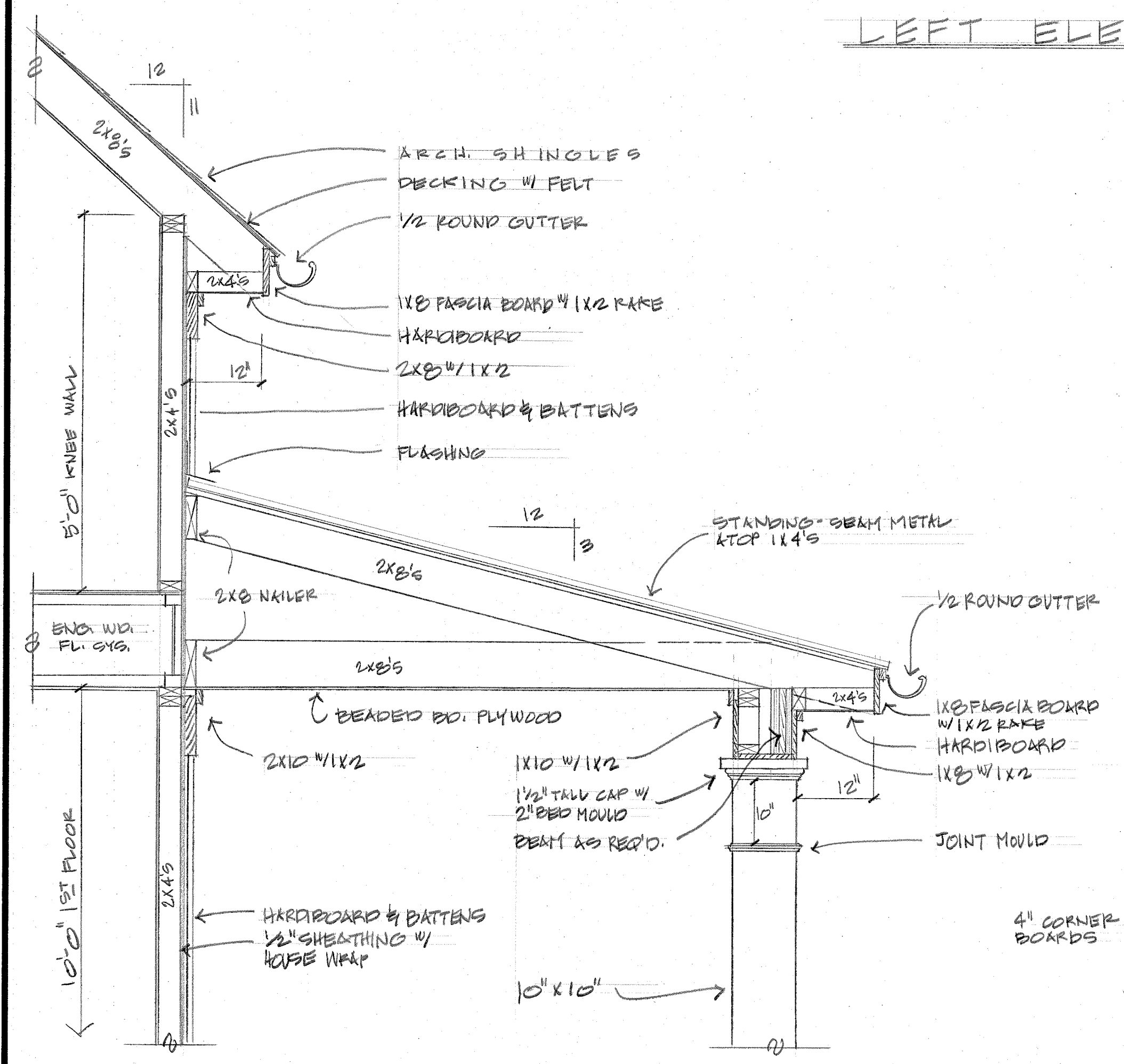




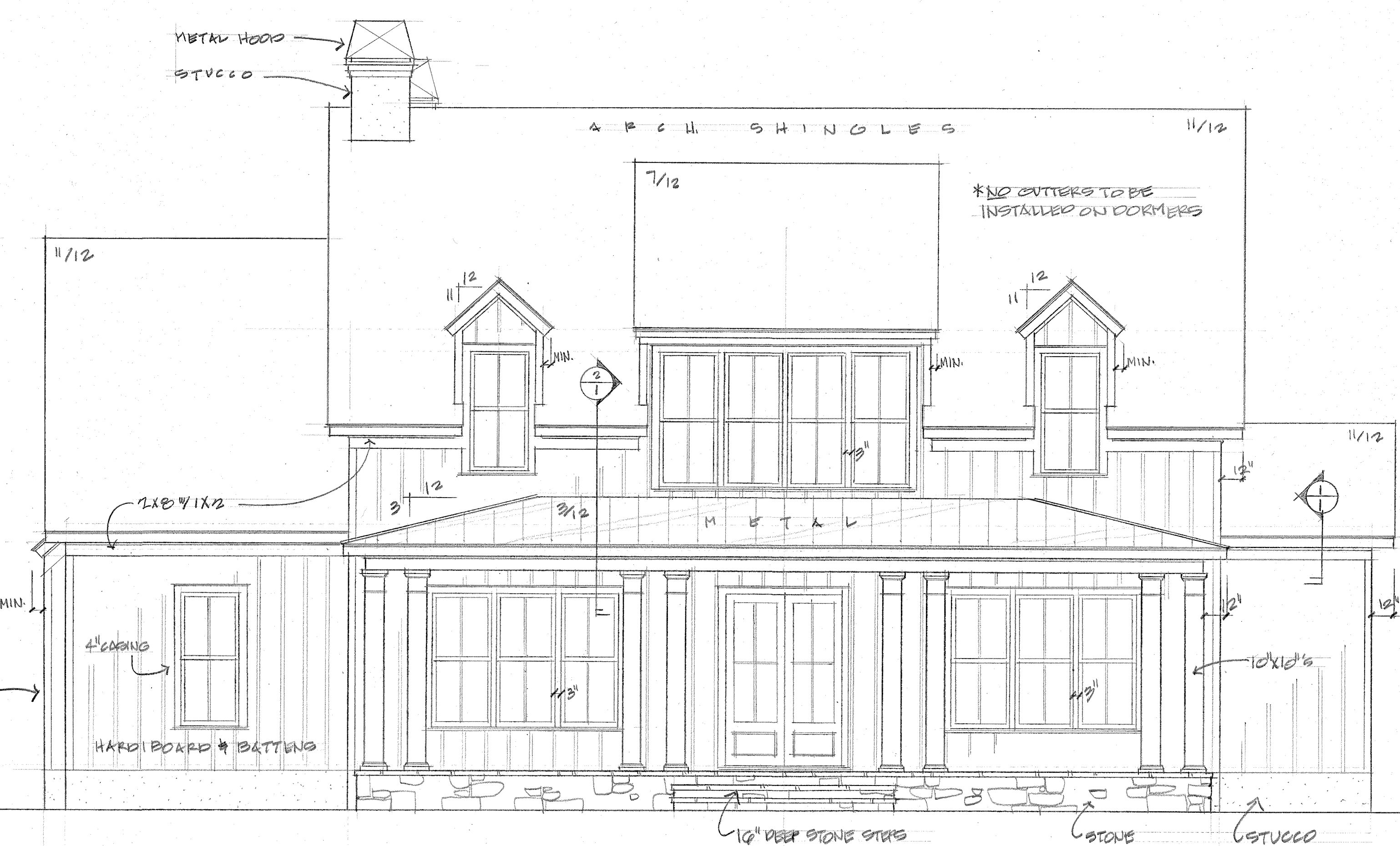
LEFT ELEVATION
90° 3/4" x 1'-0"



CORNICE DETAIL
90° 3/4" x 1'-0"



5'-0" KNEE WALL & FRONT PORCH DETAIL
90° 3/4" x 1'-0"



FRONT ELEVATION
90° 3/4" x 1'-0"

TRADITIONAL RESIDENTIAL DESIGN SINCE 1985
L. Mitchell Ginn & Assoc.
 NEWNAN, GEORGIA 30263
 WWW.GINNHOMEDSIGN.COM
 1881 NORTH HIGHWAY 29
 PHONE/FAX# (770) 502-1423

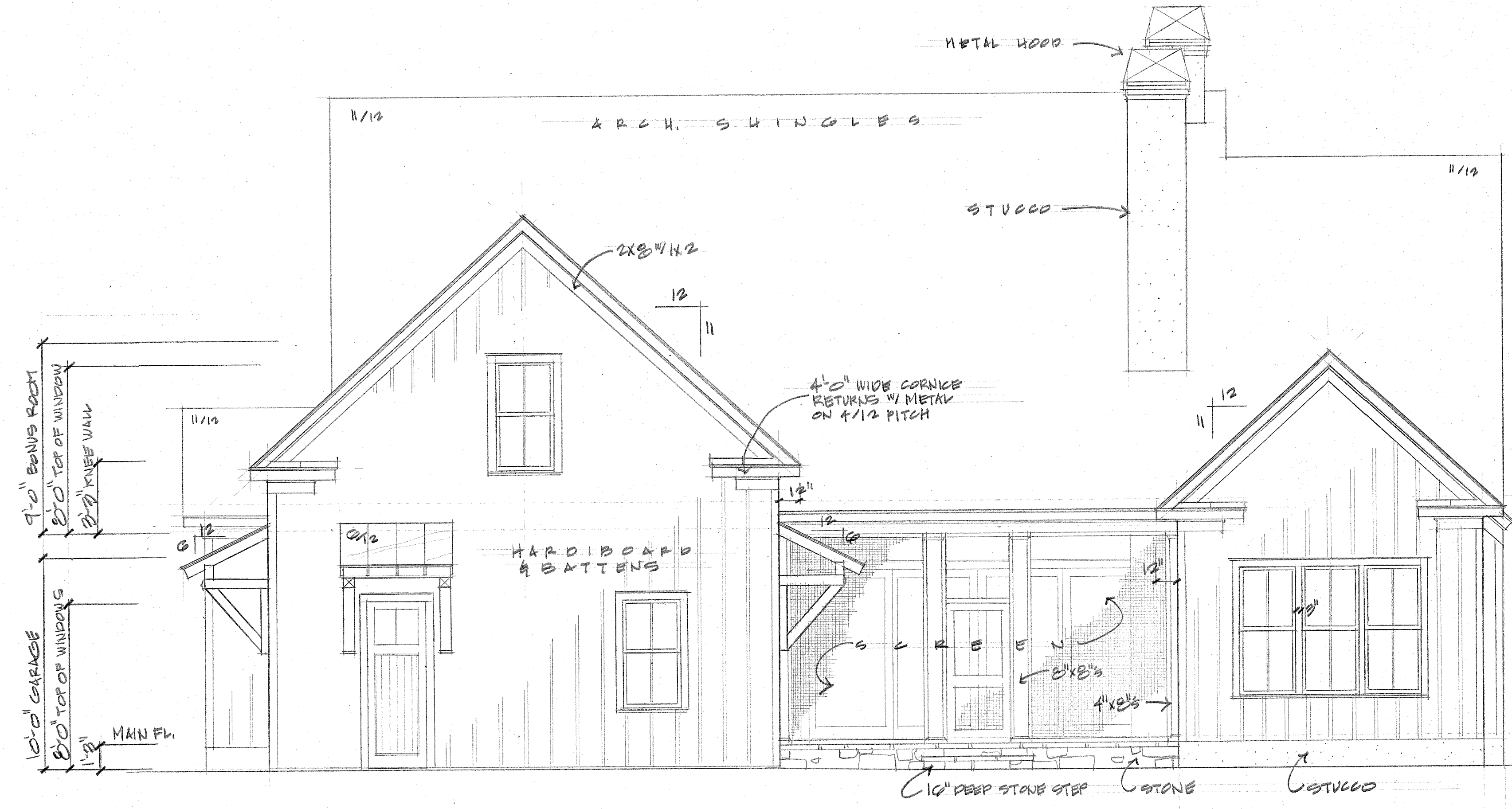
PROJECT: LINTON RESIDENCE
 DATE: 09/07/2023
 DRAWN BY: DVO
 CHECKED BY: LMG
 JOB No: 2708
 SHEET 1
 OF 4 SHEETS

IMPORTANT NOTE:
 CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. STRUCTURAL REQUIREMENTS ARE TO BE VERIFIED OR DETERMINED BY CONTRACTOR OR STRUCTURAL ENGINEER. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

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 WWW.GINNHOMEDSIGN.COM
 1881 NORTH HIGHWAY 29
 PHONE/FAX# (770) 502-1423

PROJECT: LINTON
 IMPORTANT NOTE:
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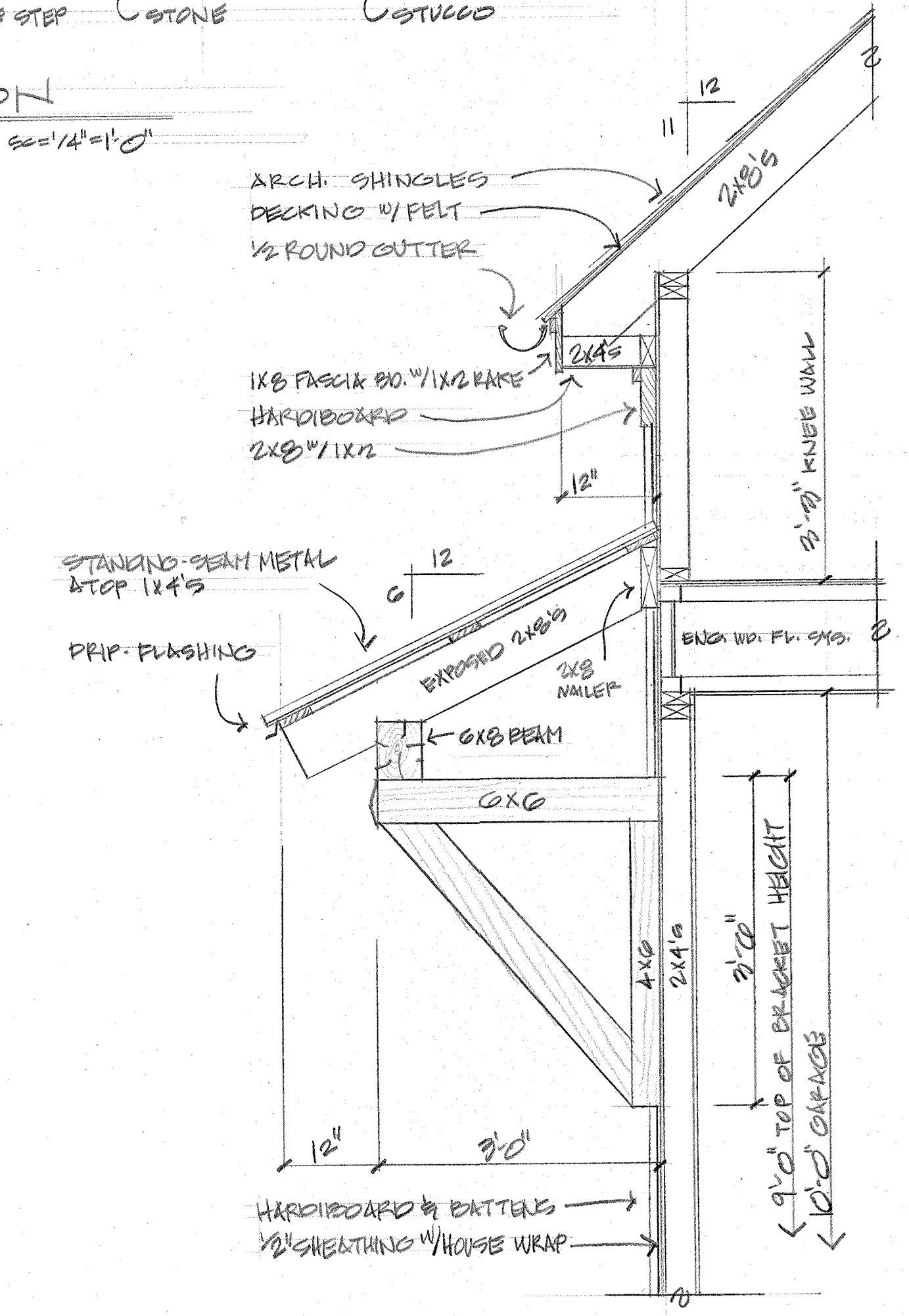
DATE: 01/17/2023
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 JOB No: 2308
 SHEET 2
 OF 6 SHEETS



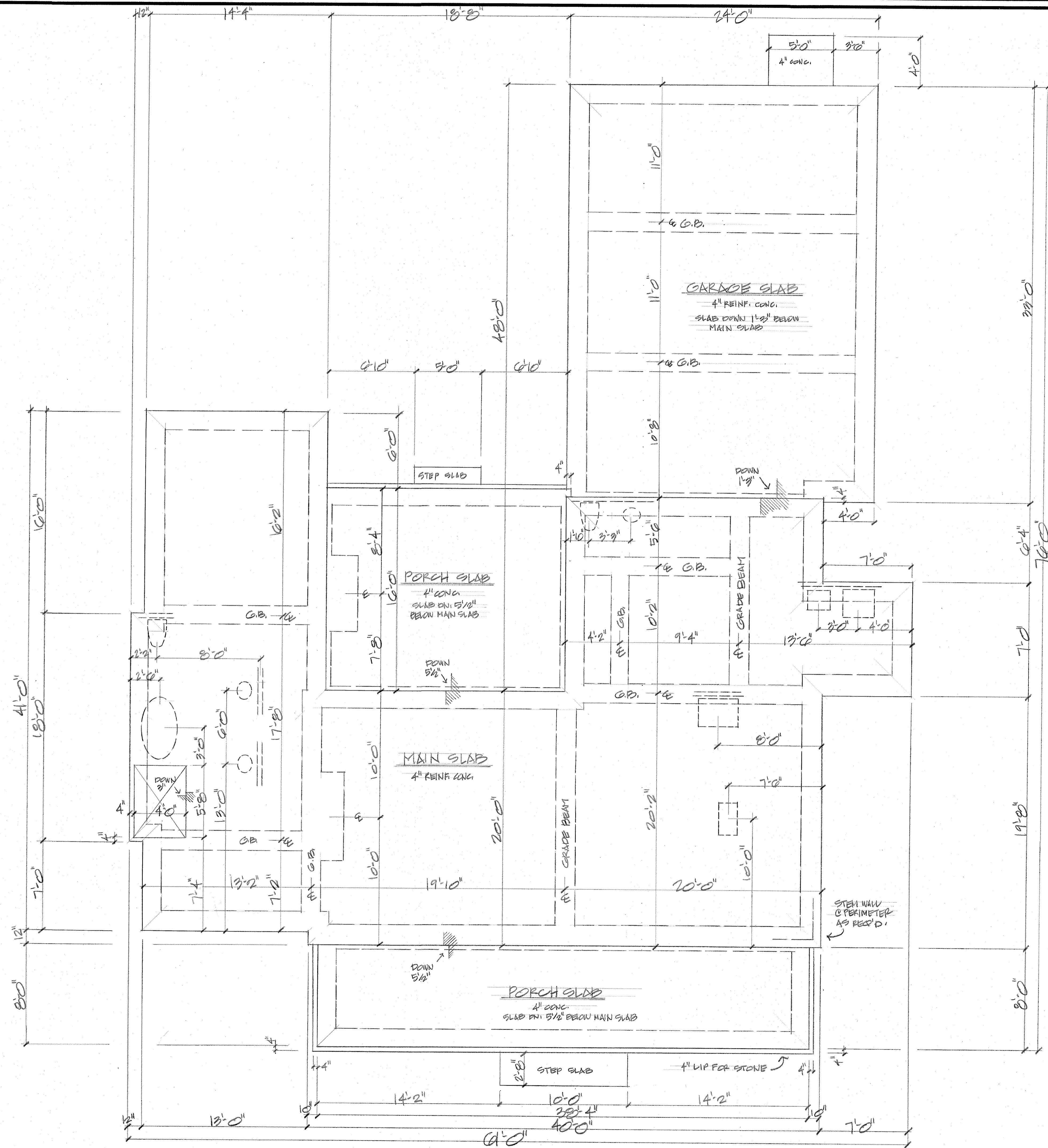
REAR ELEVATION
 000/4\"/>



RIGHT ELEVATION
 000/4\"/>

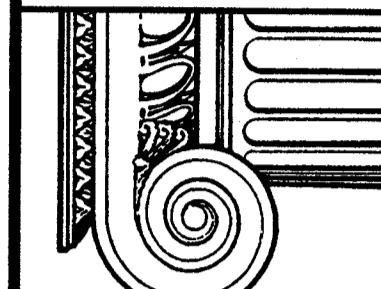


① GARAGE WALL DETAIL
 000/4\"/>



RAISED SLAB PLAN

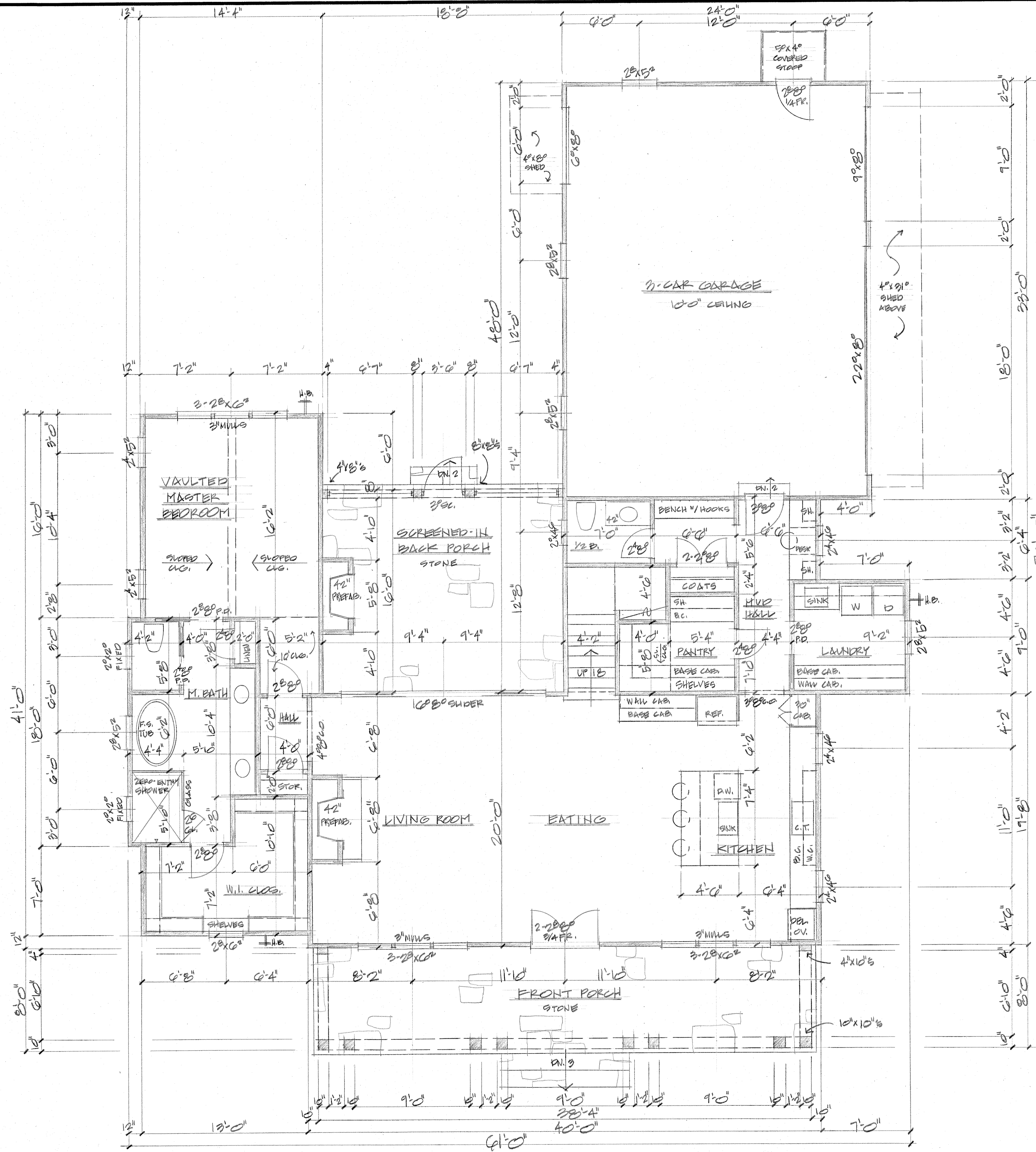
REVISION	BY



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 NEWNAN, GEORGIA 30263
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PROJECT: LINTON
 IMPORTANT NOTE:
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 BY LOCAL STRUCTURAL ENGINEER. CONTRACTOR MUST
 VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

DATE: 09/10/2003
 DRAWN BY: DVD
 CHECKED BY: LMG
 JOB NO: 2308
 SHEET 3
 OF 6 SHEETS



FIRST FLOOR PLAN
 10'-0" CEILING
 1751 HEATED SQ. FEET

REVISION	BY

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L. Mitchell Ginn & Assoc.

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 NEWNAN, GEORGIA 30263
 PHONE/FAX# (770)502-1423
 WWW.GINNHOMEDSIGN.COM

PROJECT: **VINTO**

IMPORTANT NOTE:
 CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.
 STRUCTURAL REQUIREMENTS ARE TO BE VERIFIED OR DETERMINED
 BY CONTRACTOR OR STRUCTURAL ENGINEER. CONTRACTOR MUST
 VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

DATE: 09/07/2009

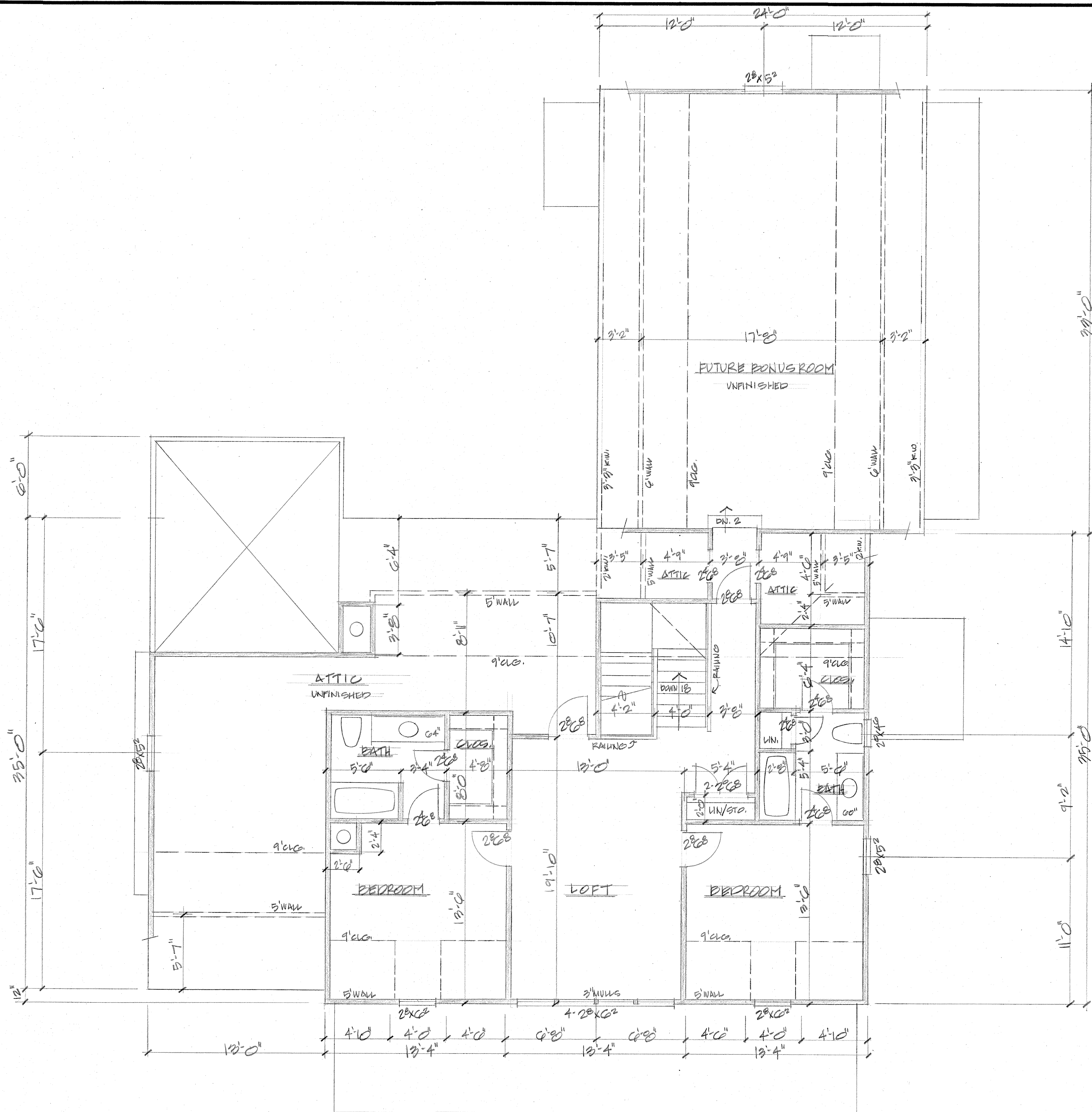
DRAWN BY: **DVD**

CHECKED BY: **LMG**

JOB No: **27708**

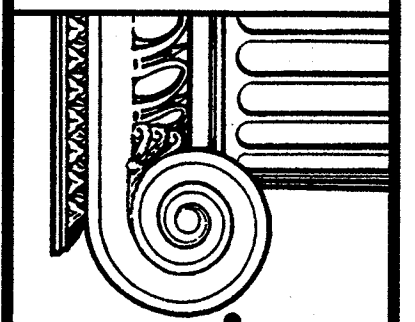
SHEET **4**

OF **6** SHEETS



SECOND FLOOR PLAN

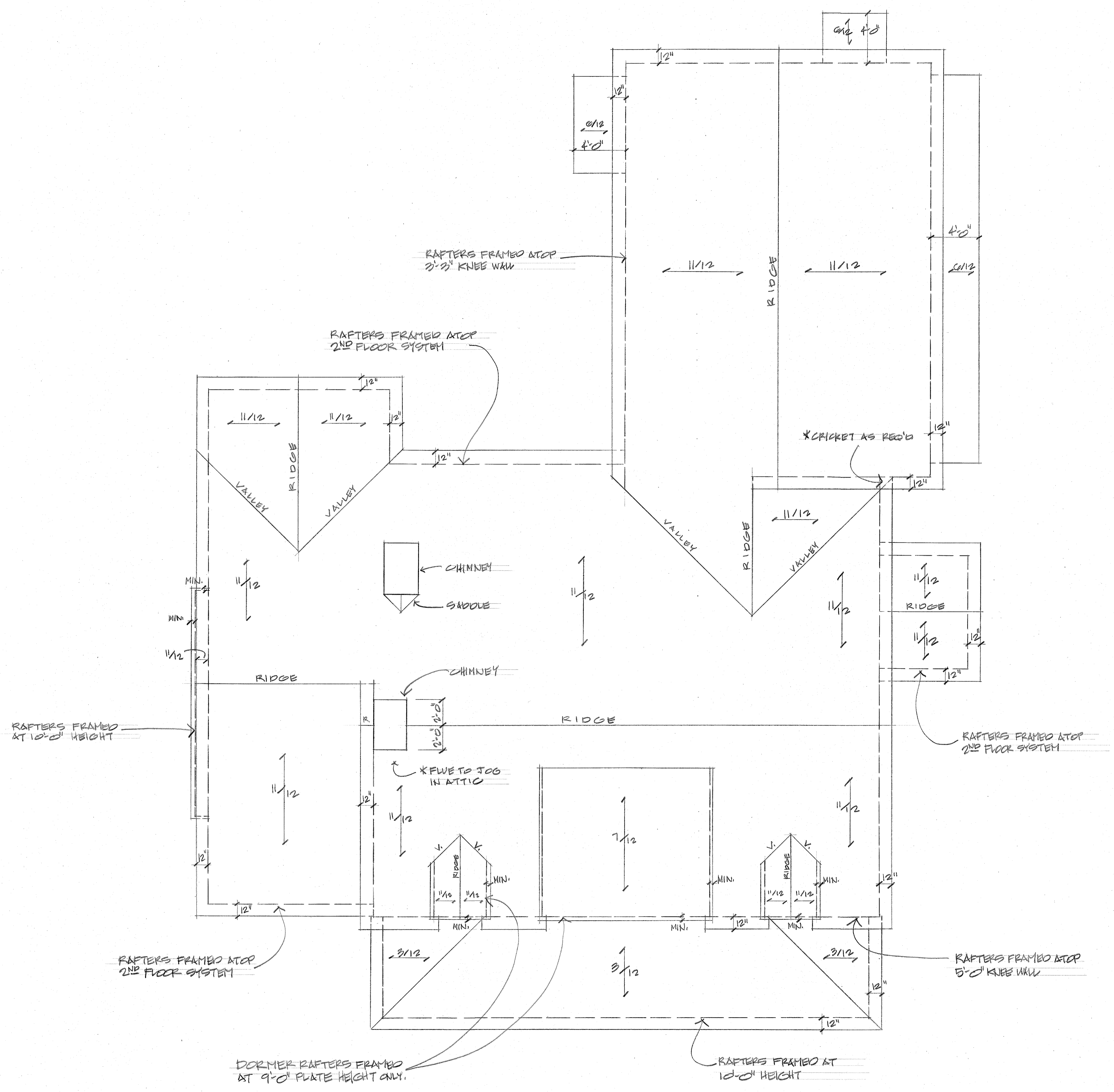
9'-0" CEILING 90'4"±
 927 HEATED SQ. FEET
 614 FUTURE BONUS ROOM SQ. FEET



L. Mitchell Ginn & Assoc.
 TRADITIONAL RESIDENTIAL DESIGN SINCE 1985
 1881 NORTH HIGHWAY 29
 NEWNAN, GEORGIA 30263
 PHONE/FAX# (770)502-1423
 WWW.GINNHOMEDSIGN.COM

REVISION	BY

PROJECT: UNTOX
IMPORTANT NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. SQUARE FOOTAGES ARE TO BE VERIFIED OR DETERMINED BY CONTRACTOR. CONTRACTOR SHALL VERIFY ALL LOCAL BUILDING AND FIRE CODES.
DATE: 08/01/2009
DRAWN BY: DVD
CHECKED BY: LMG
JOB No: 2208
SHEET 5
OF 0 SHEETS



ROOF PLAN
 00-14-10

REVISION	BY

TRADITIONAL RESIDENTIAL DESIGN SINCE 1985

L. Mitchell Ginn & Assoc.

1881 NORTH HIGHWAY 29
 NEWNAN, GEORGIA 30263
 PHONE/FAX# (770)502-1423
 WWW.GINNHOMEDSIGN.COM

PROJECT: 11104

DATE: 07/01/2023

DRAWN BY: DVD

CHECKED BY: LMG

JOB No: 2308

SHEET 0

OF 0 SHEETS

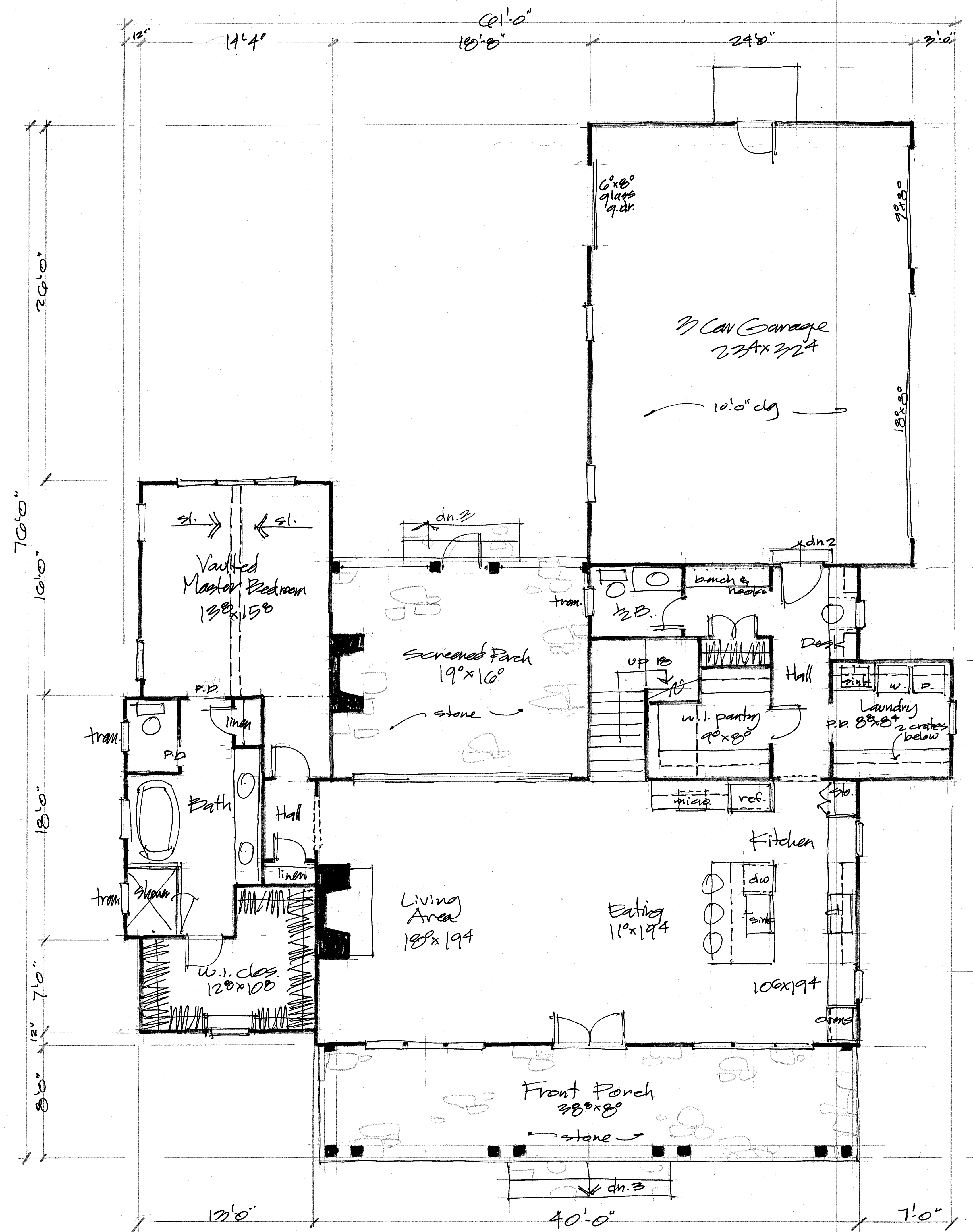
IMPORTANT NOTE:
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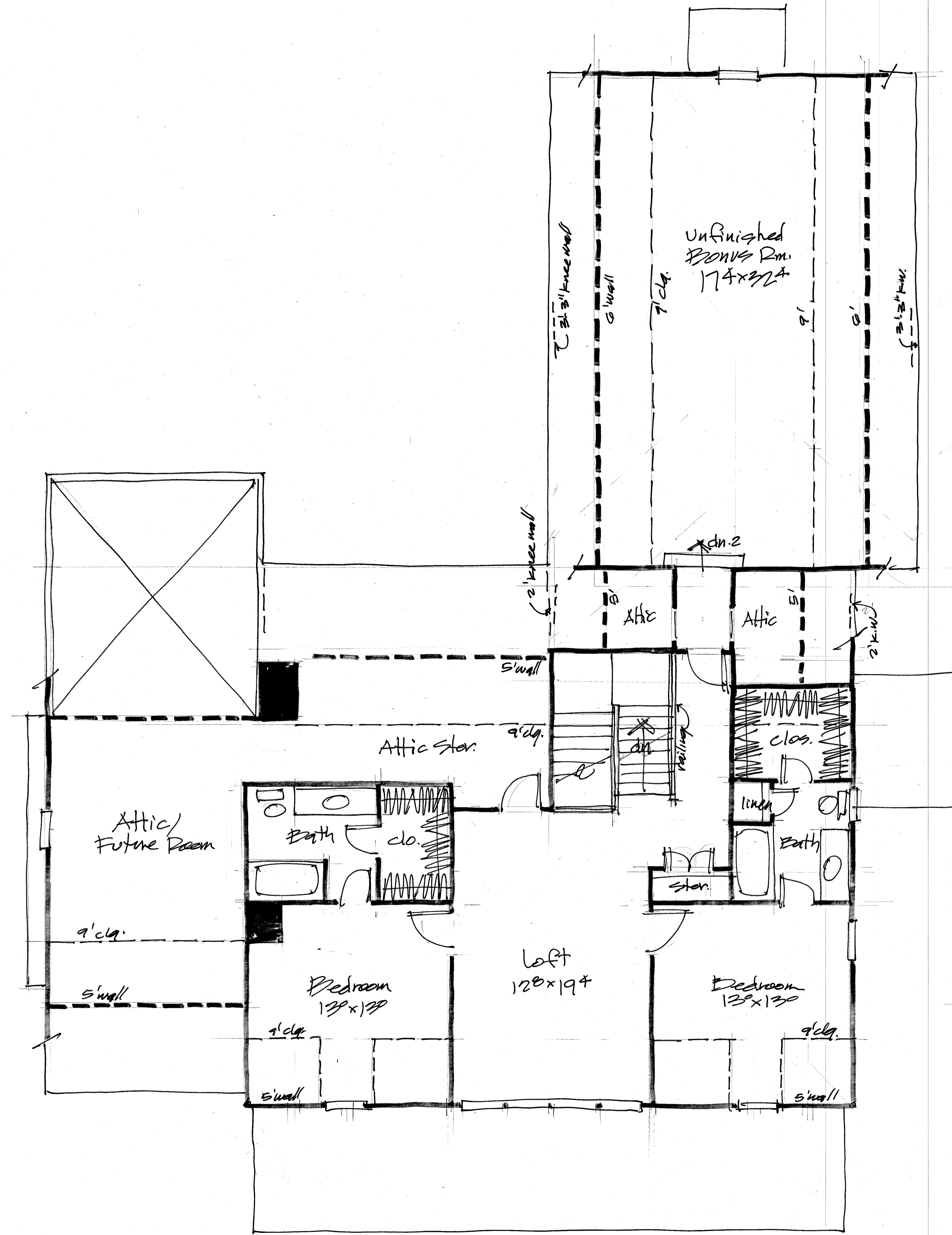
Front Sketch
Linton Res. 50:1/4/18'

Property line

Property line



1st Floor Plan
 10'0" plate ht ±1750 heated sq. feet GC: 14'±=10'



2nd Floor Plan
 910' plate ht ± 910 heated sq. feet
 sq. 14' x 10'